



THE
A-TEAM

**RE/MAX
FIRST**

60 SKYVIEW RANCH Road #2212, Calgary T3N 0G3

MLS®#: **A2158019**

Area: **Skyview Ranch**

Listing Date: **08/15/24**

List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **-\$13k, 04-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **950**
Low Sqft:
Ttl Sqft: **950**

DOM

98
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat: **Titled,Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Composite Siding**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	10`3" x 4`10"	4pc Ensuite bath	Main	8`5" x 7`6"
Bedroom	Main	12`6" x 10`5"	Bedroom - Primary	Main	13`6" x 12`7"
Dining Room	Main	14`10" x 6`9"	Kitchen	Main	14`10" x 7`3"
Living Room	Main	14`0" x 11`5"			

Legal/Tax/Financial

Condo Fee:
\$382

Title:
Fee Simple

Zoning:
M-H1

Legal Desc:	2311881	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Discover exceptional living at Skyview North with this stunning brand new second floor unit in the established Skyview Ranch community! This bright 2-bedroom, 2-bathroom condo boasts luxury vinyl plank flooring, designer lighting, and a chef-inspired kitchen featuring stainless steel appliances, soft-close cabinetry and quartz countertops along with the spacious pantry. The Huge primary bedroom includes a walk-in closet and a walk in Dual vanity washroom featuring standing shower. Do not forget additional perks like in-suite laundry, another bathroom which is attached with the second bedroom, window coverings and a south facing balcony to enhance the appeal. Complete with a titled underground parking stall and close to shopping, parks, and major routes like Stoney and Deerfoot Trails, this is elevated living at its finest. Book your showing today!</p>		
Inclusions:	N/A		
Property Listed By:	eXp Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





